

#### OFFERED FOR SALE

# **GRADY WOODS**

 $A\ recreational\ investment\ opportunity.$ 

 $88.36~\mathrm{surveyed}$  acres • Jefferson County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G



#### DISCLOSURE STATEMENT

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

## **PROPERTY SUMMARY**

**Description:** A stand of mixed species bottomland hardwood timber

**Location:** Jefferson County, Arkansas | 2.5 miles west of the town Grady

**Latitude:** 34.064933

**Longitude:** -91.742439

**Acreage:** 88.36 surveyed acres

Survey: Landmark Surveying Services, LLC | August 8, 2014 Completion Date

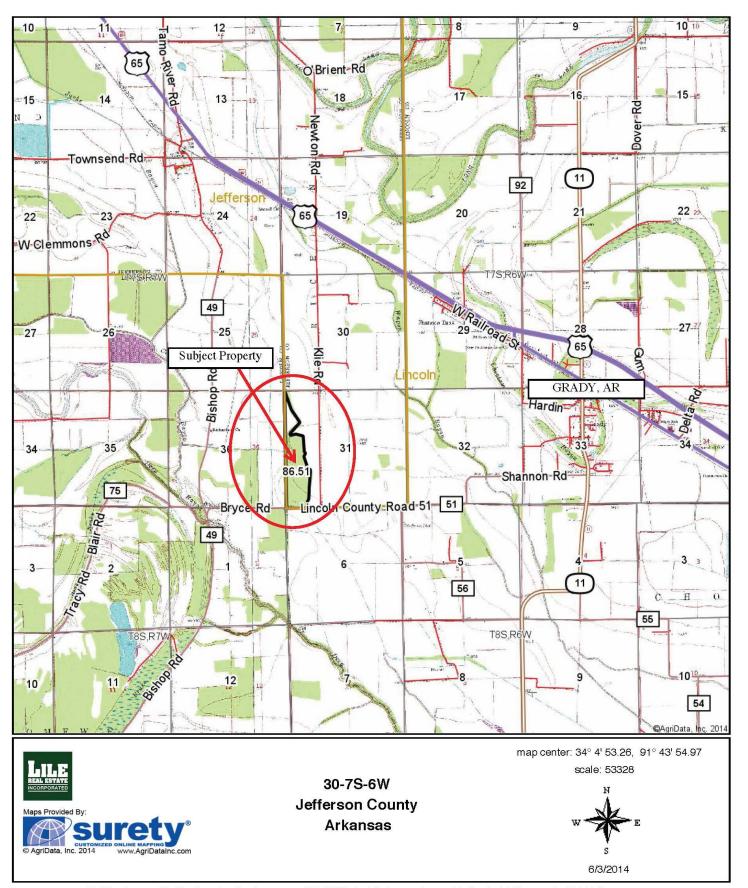
Access: Lincoln County Road #51 (a.k.a. Shannon Road)

**Opportunities:** Duck, Deer, Squirrel

**Offering Price:** Contact Us

**Contact:** Brandon Stafford | 501-416-9748

## **SUBJECT MAP**



## **PLAT MAP - JEFFERSON COUNTY**

#### **EXHIBIT A**

# TOWNSHIP 7S • RANGE 6W

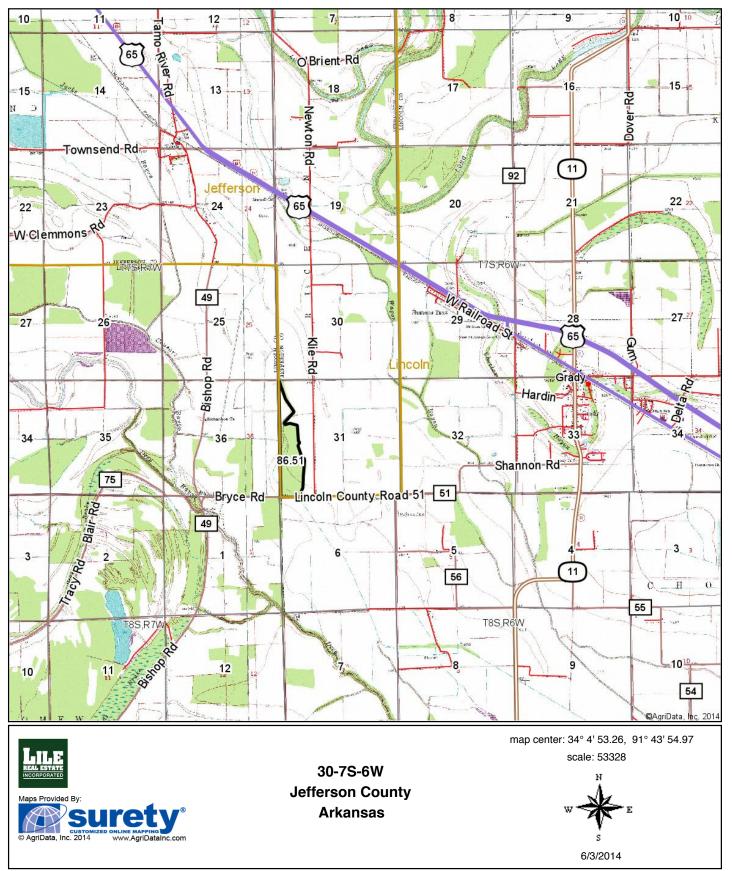


#### **SURVEY**

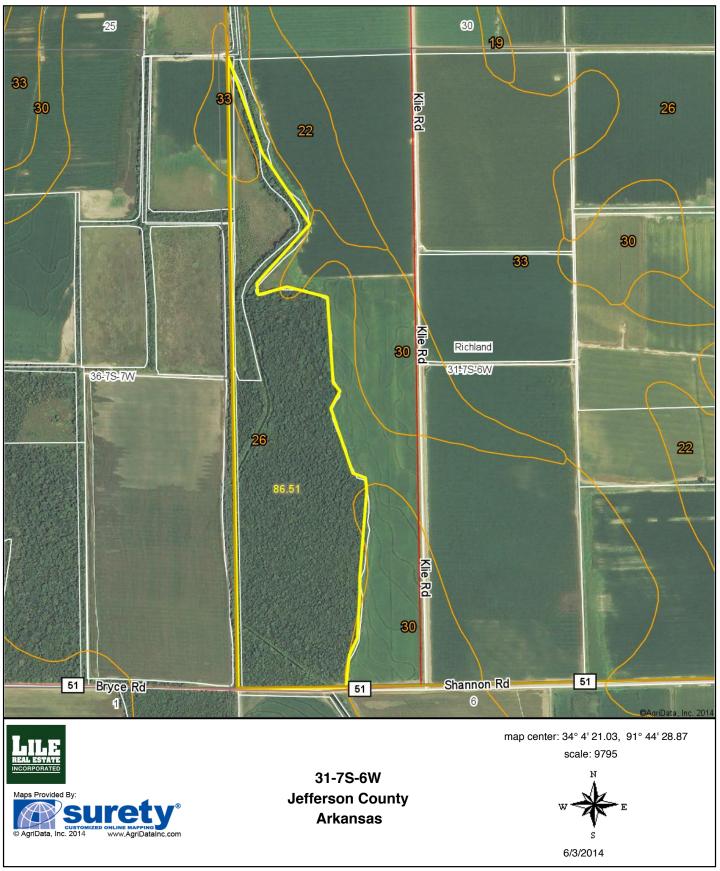
#### Landmark Surveying Services P.O. Box 26 Monticello, AR 71657 (870) 367-2200 PLAT OF SURVEY NW Cnr. Sec. 31-7s-6w Arkansas Land Survey Division Monument NE Cnr. Sec.31-7s-6w Found 2" Iron Pipe (Disturbed) N89"49'36"E 1571.94' N89°49'36"E 3956.22' 133.62 1322.70 Frac. NW% of NW% Sec. 31-7s-6w A parcel of land located in the Fractional West Half (Frac. W%) of Section 31, Township 7 South, Range 6 West, Jefferson County, Arkansas, being more particularly described as follows: BEGINNING at the Southwest corner of said Frac. W%: thence run North 894807" East for a distance of 789.28 feet; thence run North 234210" East for a distance of 10.66 feet; thence run South 865219" East for a distance of 80.85 feet to the East boundary of an existing tree line therefound; thence run Northerly along the East boundary of said tree line for the following courses and distances: North 2970623" East a distance of 187.88 feet; North 121435" East a distance of 17.64 feet; North 2970623" East a distance of 187.88 feet; North 121435" East a distance of 187.88 feet; North 1872014" East a distance of 187.88 feet; North 1872014" East a distance of 187.89 feet; North 1872014" East a distance of 187.89 feet; North 1872014" East a distance of 187.89 feet; North 18740107" West a distance of 187.89 feet; North 18740107" West a distance of 187.89 feet; North 18740107" West a distance of 187.89 feet; North 18730130" West a distance of 187.99 feet; North 18730130" West a distance of 187.90 feet; North 1873014" West a distance of 187.90 feet; North Survey Description Frac. SW¼ of NW¼ Sec. 31-7s-6w Cultivated field (28.15 Acres) N00°20'33"W 19.39 Acres 00 5284. S00\*32'39"E Frac. NW1/4 of Sec. 31-7s; V00°20'33"W 28.70 Acres Frac. SW% of SW% Sec. 31-7s-6w 1318.92 Cultivated field (16.35 Acres) N00\*20'33"W SE Cnr Sec 31-7s-6w 1/2" Rebar PS# 1033 P.O.B. subsurface in gravel road T-Post 23.7' North Shannon N89\*48'07"E 1553.32' SW Cnr. Sec 31-7s-6w S Arkansas Land Survey Division Monument 8° Elm S13½°E 9.5° Road Referenced Plat Survey for IAI USA Fund II LLC by W.D. Fletcher PS# 1611 dated 12/02/2010 Grid North as determined from GPS observation All distances given are expressed as units of ground measure Landmark Surveying Services, LLC I, Josh Martin, Professional Land Surveyor, do hereby certify that the plat shown hereon is a true and accurate representation of a survey made under my direction and supervision. No. 1685 ARKANSAS Josh Martin 8/08/2014 All Monuments Set during this survey are 1/2" Rebar W/ Cap PLS# 1599 unless specified otherwise above Josh Martin PLS# 1599 Prepared for: Graphic Scale Legend Stu Freeman 600' 1200' Monument Found: Date: 8/08/2014 Monument Set: Filename: Freeman 31-7-6 Drawn by: J. Martin 1" Inch = 600' Feet Calculated Position: A

500-07S-06W-0-31-304-35-1599

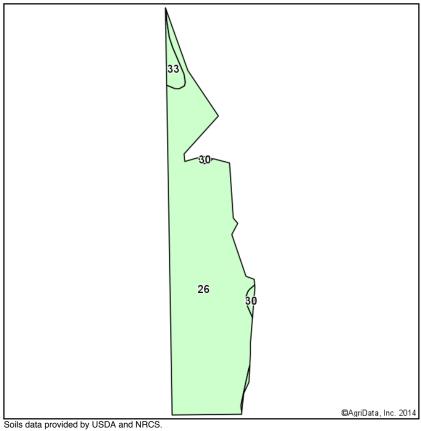
## **TOPOGRAPHY MAP**

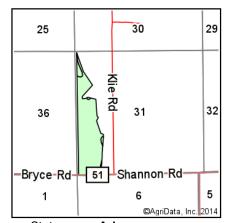


## **AERIAL MAP**



## **SOIL MAP**





State: **Arkansas** County: **Jefferson** Location: 31-7S-6W Township: Richland Acres: 86.51 6/3/2014 Date:





Area Symbol: AR660, Soil Area Version: 10													
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans				
26	Perry clay, 0 to 1 percent slopes	82.79	95.7%	IIIw									
33	Rilla silt loam, 0 to 1 percent slopes	2.58	3.0%	I	7.5	95	900	13.5	40				
30	Portland clay, 0 to 1 percent slopes	1.14	1.3%	IIIw									
Weighted Average				0.2	2.8	26.8	0.4	1.2					

Area Symbol: AR660, Soil Area Version: 10

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.





# **NOTES**





#### LILE REAL ESTATE, INC.

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